



The **Central Subarea** is bounded by IH 10, IH 35, and IH 37. It is characterized by heavy urban development including governmental and private offices, restaurants, retail facilities, and tourism-related facilities such as attractions, large hotels, and the Convention Center. In recent years, older and historic buildings have been converted to mixed use developments including a mix of commercial, retail, and multi-family housing. This trend appears to be continuing, and will mean an influx of additional residents to the downtown area. The area is small in both size and population, and is dramatically different from the other nine Subareas in its commercial and residential character. This Subarea includes portions of Council Districts 1 and 2.

1. **CENSUS TRACTS**

1101, 1109

2. **POPULATION** (estimated)* **% of change**

2000	3,692	--
2005	4,064	+10.10%
2010	4,436	+9.20%
2015	4,436	+8.40%

*Based on past trend analysis (1970 – 2000) and current 2005 city limit boundaries as provided by the City of San Antonio Planning Department, January 2005.

3. **DEMOGRAPHICS**

Hispanic	61.40%	Age		
Anglo	27.60%		<5	3.60%
African American	8.10%		5-17	6.90%
Other	2.90%		18-24	13.70%
			25-44	23.10%
Male	57.00%		45-64	23.10%
Female	43.00%		65+	15.00%

Median Household Income \$16,103

*Based on census population and housing statistics as provided by the City of San Antonio Planning Department, January 2005.

4. **PROMINENT LANDMARKS AND FACILITIES**

- the Alamo
- the San Antonio River Walk
- Hemisfair Park and the Tower of the Americas
- Main Plaza (Plaza de las Islas) and Military Plaza (Plaza de Armas)
- City Hall and related offices
- Bexar County Courthouse and Justice Center
- Henry B. Gonzalez Convention Center
- San Antonio Central Library

5. **NATURAL RESOURCE ASSETS**

- undeveloped portions of the San Antonio River Walk north of the downtown area.
- vacant and underdeveloped properties along the outer boundaries of the subarea.

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6. PARK FACILITIES LISTING

A. City of San Antonio Facilities

<u>Name</u>	<u>Type</u>	<u>Acreage</u>	
Columbus	NP/SUF	2.10	
Madison Square	NP/SUF	5.10	
Maverick	NP	3.00	
Subtotal Neighborhood Parks			10.20 acres
San Fernando Gymnasium	SC	.90	
Subtotal Sports Complexes			.90 acres
Alamo Plaza	HR	1.10	
La Villita	HR	3.60	
River Walk	HR	15.40	
Spanish Governor's Palace	HR	.40	
Subtotal Historic Resources			20.50 acres
Hemisfair	SUF	15.00	
Market Square	SUF	4.10	
Milam	SUF	3.50	
Military Plaza	SUF	1.20	
Main Plaza	SUF	.90	
Portal San Fernando	SUF	.24	
Travis	SUF	2.60	
Subtotal Special Use Facility			27.54 acres
Lady Bird Johnson Fountain	US	.10	
Romana Plaza	US	.20	
Subtotal Urban Spaces			.30 acres
TOTAL CITY PARK ACREAGE			59.44
TOTAL NON-CITY PARK ACREAGE			0.00
GRAND TOTAL CENTRAL SUBAREA PARK ACREAGE			59.44

7. NEEDS ASSESSMENT

Based on the statistics in the report entitled "The Excellent City Park System" published by The Trust for Public Land, the national average of 16 acres of park land per 1000 residents, the following chart summarizes the park land needs of the Central Subarea (based on June 2005 park acreage).

CENTRAL SUBAREA LAND ACQUISITION NEEDS IDENTIFICATION*

	2004 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	2005 Estimated Population 4,064 (Acres/Goal) (Excess/Def.)		2010 Estimated Population 4,436 (Acres/Goal) (Excess/Def.)		2015 Estimated Population 4,810 (Acres/Goal) (Excess/Def.)	
Total City-Owned Park Acres	59.44	14.63/1,000	65	-5.56	71	-11.56	77	-17.56

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Total Public Park Acres** including City, County, State, Federal and Incorporated Cities park land	59.44	14.63/1,000	65	-5.56				
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* Based on June 2005 Park Acreage

In June 2005, the City owned 59.44 acres of park land, or 14.63 acres per 1,000 residents in the Central Subarea. Based on the national average of 16 acres per 1,000 residents, a deficit of 5.56 acres exists. This deficit should not be alarming due to the unique nature of the Subarea; its low population, and high number of parks, plazas, and historic sites that characterize the area. Based on increasing population and existing facilities, there will be a need to provide for an influx of residents to multifamily housing projects and to maintain and enhance the present inventory of parks.

8. PAST ACCOMPLISHMENTS (1999-2004)

A. Capital Improvement Projects Completed

<u>Project**</u>	<u>Funding</u>	<u>Source</u>	<u>Completion</u>
Columbus Park Landscape Improvements	\$50,000	Park Bonds	April 1999
La Villita ADA Modifications Phase 2***	\$182,424	CDBG	May 1999
Riverwalk ADA Modifications Phase 2***	\$585,300	General Fund	July 2000
Riverwalk Sidewalk Repairs***	\$36,500	General Fund	July 2000
San Fernando Gym Lighting Improvements***	\$110,000	Park Bonds	September 2000
San Fernando Gym Floor Replacement***	\$90,000	Park Bonds	December 2000
Arneson River Theater Improvements***	\$100,000	Donation	February 2001
Little Church of La Villita ADA Improvements	\$65,000	CDBG	April 2001
Milam Park Fountains	\$0	Donation	April 2001
Madison Square Park Improvements***	\$100,000	General Fund	December 2001
La Villita Cos House Paving Repairs***	\$60,000	General Fund	January 2003
Riverwalk Extension ADA Improvements***	\$160,000	General Fund	June 2003
San Fernando Gym ADA Improvements***	\$368,000	CDBG	June 2003
Tower of the Americas Parking Garage	\$31,900	General Fund	October 2003
Farmer's Market Interior Renovations	\$193,379	Market Fund	March 2004
Market Square Design Guidelines	\$89,248	Market Fund	May 2004
Alamo Plaza Bandstand Renovations***	\$0	Donation	November 2004
San Fernando Gym Sewer Connection	\$110,000	CDBG	January 2005

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There were 18 Park Capital Improvement Projects completed in the past five years with total budgets and investments in the community of \$2,331,751. Out of the projects completed 61% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

In addition to the above, a comprehensive Master Plan was completed for Hemisfair Park (2004), providing guidelines for land use, public/private ventures, partnerships, and events.

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B. Park Land Acquired

- Portal San Fernando Park – (2002) - .2394 acres

There were .2394 acres of park land added in the past five years with a total of 59.44 acres of City park land currently in the Subarea.

C. Funded Projects (currently under design or construction)

Project***	Funding	Source
Bolivar Hall Electric Upgrades***	\$100,000	C of O
El Mercado Building Rehabilitation	\$274,144	Market Fund
Farmer's Market Building Rehabilitation	\$419,000	Park Bonds
Market Square Rehabilitation Phase 1***	\$1,000,000	Park Bonds and C of O
Riverwalk Electrical and Lighting Analysis***	\$200,000	River Fund
Riverwalk Rehabilitation Phase 1***	\$500,000	River Fund
San Fernando Gym Facility HVAC***	\$377,000	CDBG
Tower of the Americas Improvements***	\$2,154,700	Park Bonds and C of O

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There are currently 8 Park Capital Improvement Projects funded and underway with total budgets and investments in the community of \$5,024,844. Out of these projects, 75% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

9. COMMUNITY SURVEY

At public meetings held during the planning process for this document and on discussions with citizens, need was expressed for the following activities and facilities in the Central Subarea.

- Park Police presence at parks not regularly visited by tourists, so that residents feel safe using typical park facilities (Columbus Park, Madison Square Park, and Maverick Park for example).
- Useable park facilities for downtown residents, not just for tourists.

10. RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the Central Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

GENERAL PRIORITIES

- implement all aspects of the Hemisfair Park Master Plan.



- redevelop Main Plaza (Plaza de las Islas), (from the San Antonio River to the San Fernando Cathedral and from the Bexar County Courthouse to the north side of Commerce Street) into a traditional styled plaza that is more pedestrian oriented and less impacted by vehicular traffic. This project will serve as a major phase of the Historic Civic Center Master Plan and westward connection to Market Square.
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- rehabilitate park and recreation facilities to assure safety, security, accessibility and quality programming for users.
- Improve and program outdoor plazas and open areas for downtown residents, workers, and visitors.
- develop with other public agencies and private organizations and individuals the of property along the north channel of the San Antonio River to Brackenridge Park as a major park initiative.
- develop an appropriate rehabilitation and maintenance plan for historic structures including those in Hemisfair Park, La Villita, and the Spanish Governor's Palace.
- Coordinate with various Departments on addressing downtown infrastructure needs to include public restrooms, parking, wayfinding, and accessibility.
- Increase number of park police and river operations staff to effectively patrol and maintain the expansions of the Riverwalk to the north and the south.
- Maintain Park Police presence in the downtown area and the Riverwalk and maintain patrol methods by boat and other means.
- Improve the marketing of downtown special use facilities such as the Spanish Governor's Palace, La Villita, and Market Square.
- Improve the coordination with other agencies and Departments and make improvements to the downtown infrastructure to better support downtown special events and festivals at parks and plazas.

11. PROPOSED/UNFUNDED CAPITAL IMPROVEMENT PROJECTS

Recommendation	Estimate*	Source	Year
Outdoor Priority 1			
Main Plaza (Plaza de las Islas) —design and construct rehabilitation to electrical systems, lighting, irrigation, drainage, landscape, site furnishings, paving, fountains, and ADA modifications (excluding traffic improvements). (Council District 1)			
Design	\$1,040,000	all but CDBG	2006
Construction	\$4,499,456	all but CDBG	2007
Outdoor Priority 1			
HemisFair Park -- design and construct improvements to the park based on approved conceptual master plan to compliment private investment. (Council District 1)			
Design	\$625,000	all but CDBG	2007
Construction	\$2,704,000	all but CDBG	2008

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Outdoor Priority 3

Riverwalk—design and construct rehabilitation to the historic river bend including ADA improvements, reconstruction of retaining walls, walkways, retaining walls, lighting, utilities, and amenities. (Council District 1)

<i>Design</i>	\$780,000	all but CDBG	2007
<i>Construction</i>	\$3,244,800	all but CDBG	2008

Outdoor Priority 4

Market Square-- design and construct second phase of rehabilitation based on the approved design guidelines and master plan to include ADA modifications, infrastructure, perimeter sidewalks, paving, signage, lighting, tour bus parking, restrooms, new elevator, and San Saba Street closure. (Council District 1)

<i>Design</i>	\$577,200	all but CDBG	2007
<i>Construction</i>	\$2,401,152	all but CDBG	2008

Outdoor Priority 5

Alamo Plaza-- design and construct improvements to lighting, paving, landscape, interpretive features, and ADA modifications. (Council District 1)

<i>Design</i>	\$270,400	all but CDBG	2008
<i>Construction</i>	\$1,124,864	all but CDBG	2009

Indoor Priority 1

Market Square El Mercado Building-- design and construct rehabilitation to the building to include roof replacement, restrooms, windows, interior upgrades, exterior repairs, and ADA modifications. (Council District 1)

<i>Design</i>	\$154,648	all but CDBG	2007
<i>Construction</i>	\$643,552	all but CDBG	2008

Indoor Priority 2

Spanish Governor's Palace-- design and construction of improvements based on ISES study to include HVAC, utility upgrades, and ADA modifications. (Council District 1)

<i>Design</i>	\$151,424	all but CDBG	2008
<i>Construction</i>	\$629,924	all but CDBG	2009

Other Subarea Project Needs

Columbus Park-- design and construct rehabilitation to security lighting, plaza paving, sport courts, restrooms, and ADA modifications. (Council District 1)

<i>Design</i>	\$164,455	all	2009
<i>Construction</i>	\$684,367	all	2010

Downtown parks and plazas—design and construct rehabilitation to electrical systems, lighting, irrigation, landscape, site furnishings, and ADA modifications. (Council District 1)

<i>Design</i>	\$247,000	all but CDBG	2007
<i>Construction</i>	\$1,027,520	all but CDBG	2008

La Villita-- design and construct rehabilitation to plazas and buildings electrical systems; lighting; restrooms; landscape, park furnishings, and ADA modifications. (Council District 1)

<i>Design</i>	\$343,587	all but CDBG	2010
<i>Construction</i>	\$1,429,567	all but CDBG	2011

Madison Square Park-- design and construct rehabilitation of lighting, trails, picnic facilities, benches; landscape, irrigation, park furnishings and ADA modifications. (Council District 1)

<i>Design</i>	\$110,083	all but CDBG	2012
<i>Construction</i>	\$460,576	all but CDBG	2013

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Maverick Park-- design and construct rehabilitation of lighting, walks, picnic facilities, benches; landscape, irrigation, park furnishings, and ADA modifications. (Council District 1)

<i>Design</i>	\$152,082	all but CDBG	2011
<i>Construction</i>	\$632,660	all but CDBG	2012

Milam Park-- design and construct replacement of playground and playground surfacing. (Council District 1)

<i>Design</i>	\$102,643	all but CDBG	2014
<i>Construction</i>	\$426,994	all but CDBG	2015

Riverwalk—design and construct a “safe harbor” facility on the north channel of the Riverwalk extension near the Pearl Brewery development. (Council District 1)

<i>Design</i>	\$250,000	all but CDBG	2006
<i>Construction</i>	\$1,040,000	all but CDBG	2007

TOTAL PROPOSED PROJECTS **\$25,918,954**

*Costs adjusted for annual inflation of 4% per year beginning in 2006.

12. CENTRAL SUBAREA FACILITIES MAP (Following Attachment)

13. CENTRAL SUBAREA PROGRAMS MAP (Following Attachment)